



Breedlove®

FARMS | ESTATES | LAND

787 Edwards Store Road
Peachland, NC 28133

Copper Sky Farm

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Premier

Sotheby's
INTERNATIONAL REALTY



Copper Sky Farm

Eighty-one plus (81+) acres of natural beauty with approximately forty (40) acres of pasture, mature forests with trails and four (4) ponds, all with a backdrop of rolling farmland and woodlands. Room and opportunity for your favorite outdoor activities, hiking, hunting, fishing, ATV and/or horseback riding, gardening and plenty of space for your animal(s) of choice. Numerous vintage outbuildings and barns can be utilized to house your farm equipment and toys or your farm animals of choice. All this natural beauty is to be enjoyed from the deck of the recently renovated/upgraded home.

Officially formed in 1895 but with a rich history dating back to the 1700's, Peachland was named to represent the natural beauty of a large peach orchard located south of town. Peachland offers a relaxed and peaceful atmosphere with plenty of outdoor activities to enjoy; it is the best of a rural lifestyle within a short distance of all the desired amenities. Located near several towns and less than 45 minutes from Charlotte.

The home was originally built in 1985 with previous additions/renovations in 1996 and 2013. The current owners have been exceptional stewards of the property and did extensive renovation on the home from 2017-2020. The home offers main level living with a large second-level bedroom suite, promotes indoor-outdoor living with large back deck, private primary suite deck and covered front porch. The open concept, split floor plan is enhanced by numerous windows, providing light and extensive views of the property and two (2) ponds. Interior features include hardwood floors in living areas and the primary suite, extensive trim work, shiplap and tongue & groove accent walls, upgraded lighting and plumbing fixtures throughout, solid wood doors, pocket doors, casement windows and accent windows. Sightlines from the foyer offer views of the living space to the deck and beyond. The center of the main floor living space includes the living room and large efficient kitchen with a center island and adjoining dining area. The feature-rich kitchen includes custom cabinets, quartz counter tops, stainless steel appliances, coffee bar, and large butler's pantry. On opposite sides of that main level center living space, there is a guest bedroom suite with adjoining sitting room (suitable for an office) and a large primary suite. The primary bedroom suite has a vaulted ceiling, sitting area and private deck. The bathroom includes a free-standing soaking tub with window, and an oversized walk-in frameless glass and tile shower. The primary suite adjoins the keeping room/den with access to the basement garage. Completing the main level living space is a powder room and oversized laundry room, both conveniently located near the kitchen. The second level guest suite is accessed from the kitchen/dining area and offers a generous guest bedroom or a private living space.

Copper Sky Farm provides a rare combination of natural surroundings with limitless outdoor activities and a well-designed and built home, found in a private, serene rural setting close to all the desired amenities.

***Furniture and Equipment available for purchase.**

Property Aerial

Parcel ID 6418-00-59-9262-00

81.54 Acres

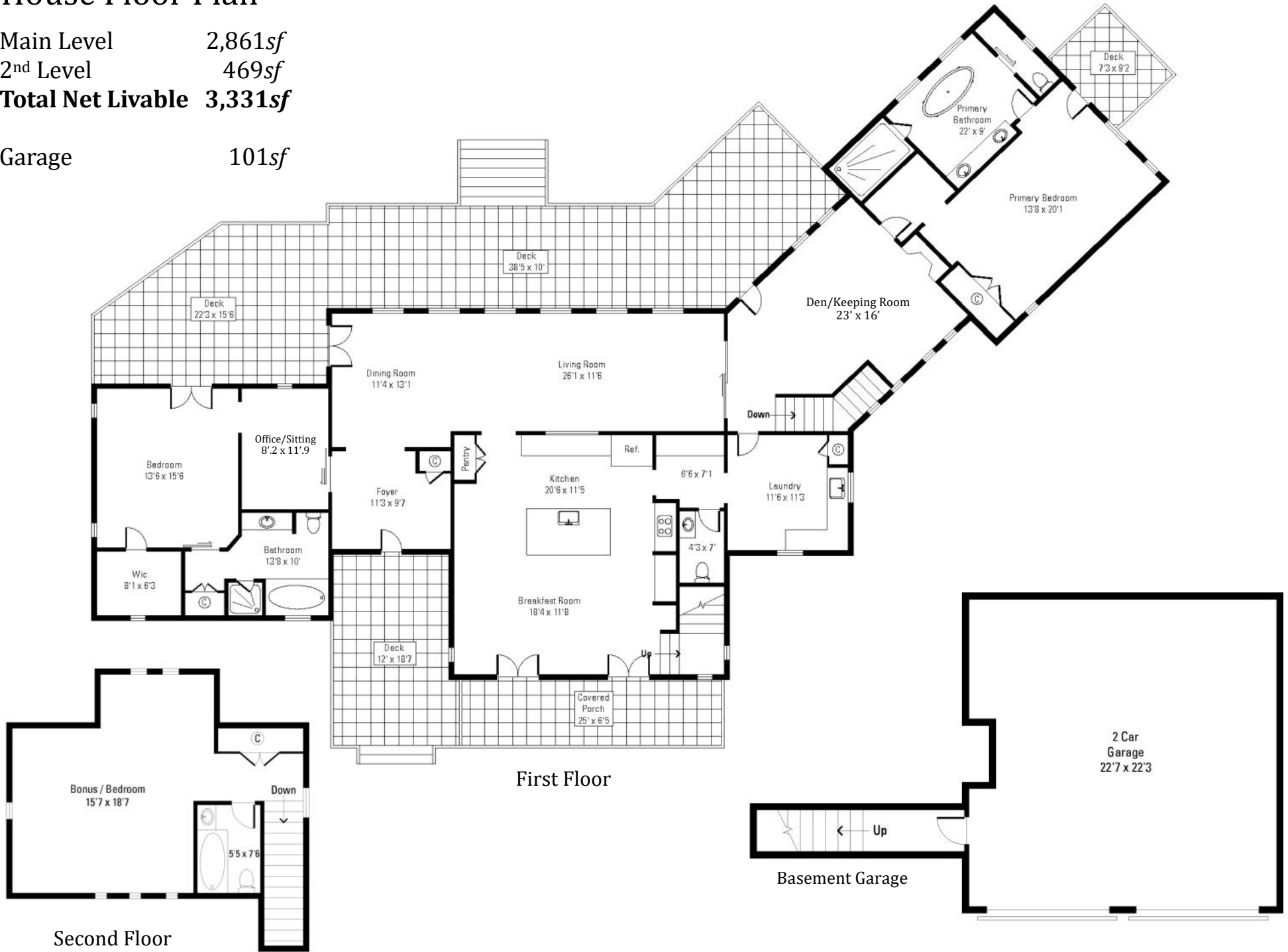




House Floor Plan

Main Level 2,861sf
2nd Level 469sf
Total Net Livable 3,331sf

Garage 101sf



First Floor

Second Floor

Basement Garage

Interior Features

Built 1985 with Additions/Renovations 1996,
2013 and 2017-2020

3,222 Sq Ft

3 Bedrooms/3.5 Bathrooms

Split Floor Plan

Hardwoods in Living Areas & Primary Suite

Foyer

Tile Floor

Beadboard Cathedral Ceiling

Suspended Wood Beams

Coat Closet

Mahogany Front Door w/Privacy

Glass and Sidelights

Powder Bath w/Vessel Sink Vanity

Private Office/Sitting Room

Glass Pocket Door

Built-In Bookshelves

Hardwood Floor

Large Laundry/Mud Room

Quartz Countertops

Cabinetry

Sink

Drop Station Hangers and Built-In Shelves

Stone Tile Floor

Broom Closet



Interior Features

Extensive Trim Work

Shiplap and Tongue & Groove Accent Walls

Wood Beams

Upgraded Lighting and Plumbing Fixtures
Throughout

Solid Wood Doors

Pocket Doors

Casement Windows

Oval Accent Windows

Roller Shades

Interior Staircase to Basement Garage

Metal Tube Railings w/Wood Accents on
Both Sets of Stairs







Kitchen

Renovated in 2019

Hardwood Floors & Wood Beam Accents

Custom Cabinets w/Dovetail Build & Soft Returns

Deep Drawers

Pantry Wall Cabinets

Antique Brass Hardware

Opening to Living Room

Stainless Steel Appliances

Bosch Dishwasher

GE Refrigerator Side-by-Side w/Freezer Drawer and Ice/
H₂O Dispenser

Verona 5-Burner Gas Range w/Exhaust Hood

Kitchenaid Beverage Cooler

Contemporary Antiqued Brass Light Fixtures (Visual Comfort)

Large Island w/Quartz Countertop

Farmhouse Porcelain Sink

Breakfast Bar

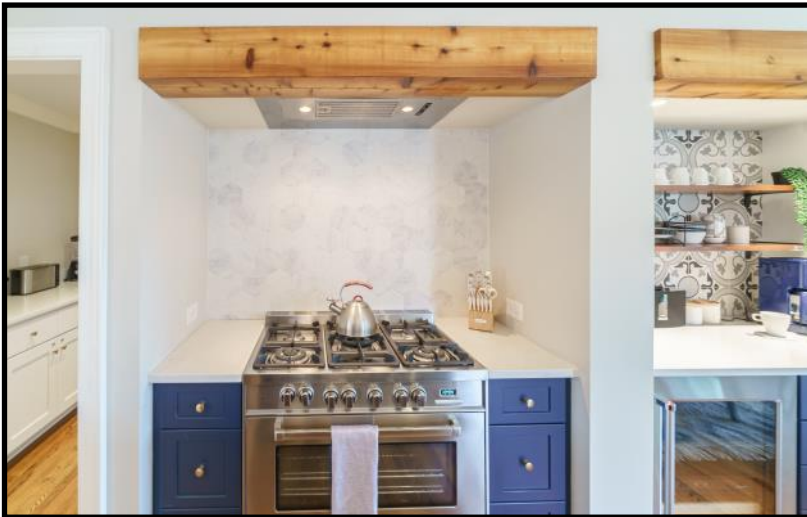
Decorative Tile Backsplash

Coffee Bar w/Wood Beam, Wood Shelves & Mosaic Tile Wall

Large Butler's Pantry w/Quartz Countertop

Large Dining Area w/2 Sets of French Doors Opening to
Front Porch

Shiplap accent wall



Living Spaces

Living Room/Family Room

Sloped High Ceiling

Wall-of-Windows

Breakfast Area or Card Table/Sitting Area

French Doors Open to Back Porch

Opening to Kitchen w/Quartz Countertop

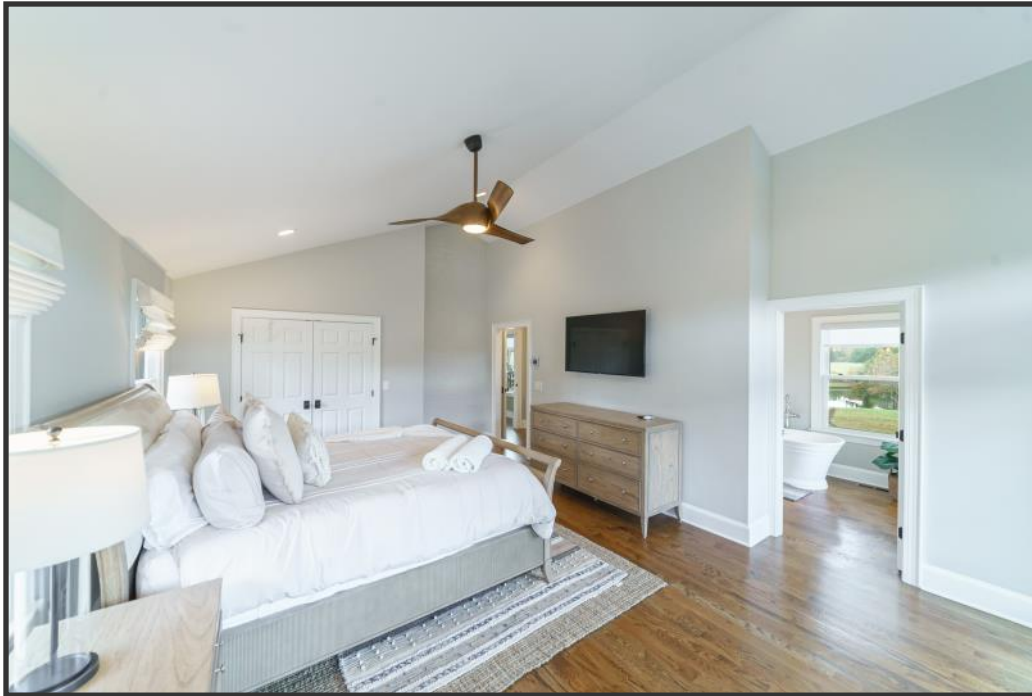
Den/Keeping Room

Wood Burning Fireplace w/Wood Beam Mantle

French Door Opens to Back Porch

Barn Doors to Living Room/Family Room





Primary Suite

Bedroom

Private Alcove Entrance

Brick Accent Wall

Vaulted Ceiling

French Door Opens to Private Side Porch

Roman Shades

Ceiling Fan

Room for a Sitting Area

Large Wall Closet w/Wood Shelves

Primary Bathroom

Tile Floors

Free-Standing Soaking Tub w/Window

Dual Vanity w/Quartz Countertops

Oversized Walk-In Tile & Frameless Glass
Shower w/Built-In Bench

Water Closet w/Solid Shelves, Pocket Door

Large Picture Window

Shiplap Accent Wall



Main Level Guest Suite

Bedroom

French Doors Open to Back Deck

Upgraded Carpet

Mini Split Heat & Air Unit

Walk-In Closet w/Built-In Cabinets

Bathroom

Tile Floor

Large Soaking Tub w/Window

Walk-In Tile and Frameless Glass Shower

Quartz Countertop Vanity

Linen Closet



Second Level

Oversized Second Floor Guest Suite

Upgraded Carpet

Large Sitting Area w/Beadboard Ceiling Accents

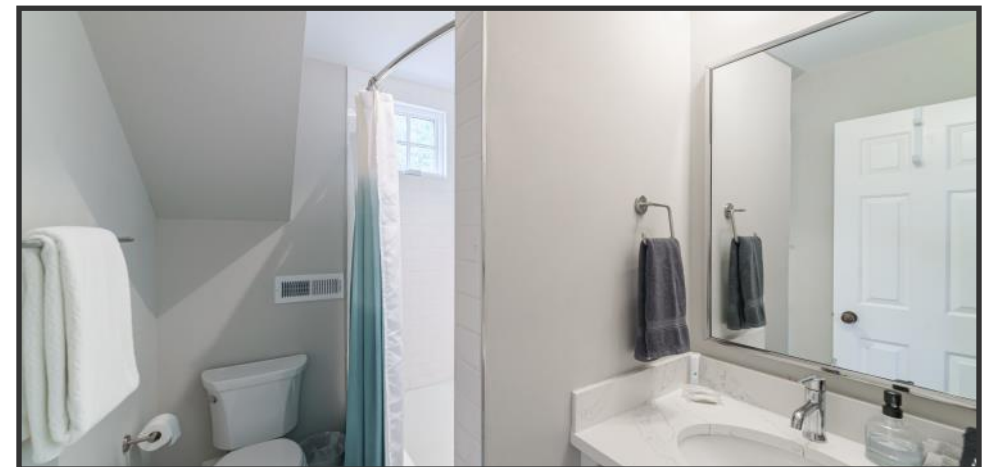
Sky Lights

Private Bathroom

Tile Floor

Quartz Countertop Vanity

Tub/Shower Combo w/Tile Surround



Exterior Features

Cedar Shake Shingle Siding

Asphalt and Metal Roof 2019

Stone Accents

Flag Stone Sidewalk

Front Porch w/Wood and Stone Columns

Ceiling Fans and Tongue & Groove Ceiling

Large Back Deck Overlooking Pastures and Pond

Primary Bedroom Private Porch Overlooking 2nd Pond

Shutters

2-Car Basement Garage w/Concrete Parking Pad

Circular Driveway



Mechanicals

Tankless Water Heater

Security System

Three (3) Heat Pumps

Mini Split

Well

Septic



Barns/Accessory Buildings

Small Farm Animal Barn w/3 Stalls

Large Barn w/Stalls, Run-in Shelter, Offices

Hay/Equipment Barn w/Run-in Shelters

Firewood Barn

Pasture Run-in Shed w/2 Stalls

Most of outbuildings/barns need work. Some are very usable. All are being sold as-is.



Property Features

81+ Acres—Approximately 40 Acres of Pasture

Over 3,000 Feet of Road Frontage

Mature Forests w/Trails for Hiking, Horseback Riding, ATV's

Ideal Hunting Land

Mature Landscaping Around Home

Large Hardwood Shade Trees

River Birch Trees

Fire Pit

Concrete Basketball Court

Four Ponds (*Two ½ Acre Ponds Visible From Home*) — Main Pond has Fishing Dock







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